

**APPLICATION FOR PERMISSION**  
**UNDER SECTION 16 OF THE TOWN PLANNING ORDINANCE**

**APPLICATION NO. A/YL-LFS/594**

- Applicant** : Tang Chung Wai represented by R-riches Planning Limited
- Site** : Lots 2208, 2209 (Part), 2211, 2212 and 2216 (Part) in D.D.129, Lau Fau Shan, Yuen Long, New Territories
- Site Area** : About 2,710m<sup>2</sup>
- Lease** : Block Government Lease (demised for agricultural use)
- Plan** : Approved Lau Fau Shan and Tsim Bei Tsui Outline Zoning Plan (OZP) No. S/YL-LFS/11
- Zoning** : “Recreation” (“REC”)
- Application** : Proposed Temporary Open Storage of Construction Materials and Machinery with Ancillary Facilities for a Period of 3 Years

**1. The Proposal**

- 1.1 The applicant seeks planning permission for proposed temporary open storage of construction materials and machinery with ancillary facilities for a period of three years at the application site (the Site) (**Plan A-1**) which is zoned “REC” on the OZP. According to the covering Notes of the OZP, temporary use or development of any land or building not exceeding a period of three years requires planning permission from the Town Planning Board (the Board). The Site is currently hard-paved and fenced off, erected with temporary structures, and partly used for storage of construction materials, containers and other miscellaneous items without valid planning permission (**Plans A-2, A-4a to A-4b**).
- 1.2 The Site is accessible via a vehicular access leading from Lau Fau Shan Road, with the ingress/egress located at its south western part (**Drawings A-1 and A-2**). As indicated in the submission, the Site would be used for storage of construction materials (i.e. tiles, pipes, bricks) and machinery (i.e. excavator, forklift, electricity generator). As shown on the layout plan at **Drawing A-2**, about 1,431m<sup>2</sup> of the uncovered area (equivalent to about 53%) is designated for open storage purpose. A single-storey structure not exceeding 3m in height with a floor area of about 18m<sup>2</sup> is proposed for guardroom and site office. The remaining area will be used as circulation space. Two parking spaces for private cars and two loading/unloading spaces for light goods vehicles are provided.
- 1.3 According to the applicant, the operation hours are between 9 a.m. and 7 p.m. from Mondays to Saturdays. There is no operation on Sundays and public holidays. No

vehicle dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are to be carried out at the Site; and no dangerous goods will be stored at the Site. Plans showing the location, layout and swept path analysis submitted by the applicant are at **Drawings A-1 to A-3** respectively.

1.4 In support of the application, the applicant has submitted the following documents:

- (a) Application Form with attachments received on 8.1.2026 (Appendix I)
- (b) Supplementary Information (SI) received on 12.1.2026 (Appendix Ia)

## **2. Justifications from the Applicant**

The justifications put forth by the applicant in support of the application are detailed in the Application Form and SI at **Appendices I and Ia**. They can be summarised as follows:

- (a) the proposed use is temporary in nature for a period of three years and would not jeopardise the long-term planning intention of the “REC” zone;
- (b) the Site falls within the Category 2 areas under the Town Planning Board Guidelines No. 13G for “Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance” (TPB PG-No. 13G) where open storage use would be favourably considered;
- (c) the proposed use is considered not incompatible with the surrounding areas predominated by open storage yards, temporary structures for workshop and warehouses; and
- (d) similar applications for ‘open storage’ use have been approved by the Board within the same “REC” zone. The latest application (No. A/YL-LFS/568) for the same use was approved by the Board on a temporary basis of three years on 19.9.2025. Therefore, approval of the current application would not set undesirable precedent within the same “REC” zone.

## **3. Compliance with the “Owner’s Consent/Notification” Requirements**

The applicant is not a “current land owner” but has complied with the requirements as set out in the Town Planning Board Guidelines on Satisfying the “Owner’s Consent/Notification” Requirements under Sections 12A and 16 of the Ordinance (TPB PG-No. 31B) by posting site notice and sending notification letter to the Ping Shan Rural Committee. Detailed information would be deposited at the meeting for Members’ inspection.

## **4. Town Planning Board Guidelines**

TPB PG-No. 13G promulgated by the Board on 14.4.2023 are relevant to the application. The Site falls within the Category 2 areas under the TPB PG-No. 13G. The relevant extract of the Guidelines is attached at **Appendix II**.

## 5. **Background**

The Site is currently not subject to any active planning enforcement action.

## 6. **Previous Application**

The Site is not involved in any previous application.

## 7. **Similar Applications**

7.1 Within/straddling the same “REC” zone, there are 13 similar applications for various open storage uses in the past five years. 12 of them were approved while one was rejected by Rural and New Town Planning Committee (the Committee). Details of the similar applications are summarised at **Appendix III** and their locations are shown on **Plan A-1**.

### *Approved applications*

7.2 Applications No. A/YL-LFS/399 and 451 were approved with conditions by the Committee on 25.6.2021 and 3.2.2023 respectively mainly on considerations that the proposed use was in line with the relevant TPB PG-No. 13 in that the site was subject to previous permissions and there had been no major change in planning circumstances since the granting of the previous permissions; concerned government departments generally had no objection to the application and/or the technical concerns could be addressed by implementation of the approval conditions.

7.3 Ten applications (No. A/YL-LFS/479, 493, 504, 505, 514, 515, 516, 555, 560 and 568) were approved with conditions by the Committee between August 2023 and September 2025, i.e. after the sites and their adjoining areas were reclassified from Category 3 to Category 2 areas under TPB PG-No. 13G promulgated on 14.4.2023, mainly on considerations that the proposed use was in line with TPB PG-No. 13G in that concerned government departments generally had no objection to the applications and the technical concerns could be addressed by implementation of approval conditions.

### *Rejected application*

7.4 Application No. A/YL-LFS 400 was rejected by the Committee in 2021, i.e. when the site and its adjoining areas were still classified as Category 3 areas under the then TPB PG-No. 13F, mainly on grounds that no strong justification was provided for a departure from the planning intention; the sites were not subject to previous permissions for open storage use; and there were adverse departmental comments on environmental, traffic, landscape and drainage aspects.

## 8. **The Site and Its Surrounding Areas (Plans A-1 to A-4b)**

8.1 The Site is:

- (a) currently hard-paved and fenced off, erected with temporary structures, partly

used for storage of construction materials, containers and other miscellaneous items; and

(b) accessible via a vehicular access leading from Lau Fau Shan Road.

8.2 The surrounding areas are predominated by open storage yards, warehouses, parking of vehicles, eating place, vehicle repair workshop, plant nursery, shrubland and vacant land. Some of them were covered by planning permission (**Plan A-2**).

## **9. Planning Intention**

The “REC” zone is intended primarily for recreational developments for the use of the general public. It encourages the development of active and/or passive recreation and tourism/eco-tourism. Uses in support of the recreational developments may be permitted subject to planning permission.

## **10. Comments from Relevant Government Departments**

All departments consulted have no objection to or no adverse comment on the application. Their general comments on the application and advisory comments in the Recommended Advisory Clauses are provided in **Appendices IV and V** respectively.

## **11. Public Comment Received During Statutory Publication Period**

On 16.1.2026, the application was published for public inspection. During the statutory public inspection period, no public comment was received.

## **12. Planning Considerations and Assessments**

12.1 The application is for proposed temporary open storage of construction materials and machinery with ancillary facilities for a period of three years at the Site which is zoned “REC” on the OZP (**Plan A-1**). While the proposed use is not in line with the planning intention of the “REC” zone, there is no known development proposal to implement the zoned use at the Site. Approval of the application on a temporary basis for a period of three years would not jeopardise the long-term planning intention of the “REC” zone. Notwithstanding the above, the Project Manager (West) of Civil Engineering and Development Department advises that the Site falls within the study area of Lau Fau Shan Development in which the implementation and land resumption/clearance programme is currently being reviewed under the relevant investigation study and subject to change. Should the application be approved, the applicant should be reminded that the Site may be resumed by the Government at any time during the planning approval period for potential development project and advised not to carry out any substantial works therein.

12.2 The surrounding areas are predominated by open storage yards, warehouses, parking of vehicles, eating place, vehicle repair workshop, plant nursery, shrubland and vacant land. The proposed use is considered generally not incompatible with the surrounding land uses.

- 12.3 According to TPB PG-No. 13G, the Site falls within Category 2 areas. The application is in line with TPB PG-No. 13G in that there are no adverse comments from concerned government departments including the Director of Environmental Protection, Commissioner for Transport, Chief Engineer/Mainland North of Drainage Services Department (CE/MN of DSD) and Director of Fire Services (D of FS) from environmental, traffic, drainage and fire safety perspectives respectively. The technical requirements of CE/MN of DSD and D of FS could be addressed by implementing the approval conditions recommended in paragraph 13.2 below. To minimise any possible environmental nuisance on the surrounding areas, the applicant will also be advised to adopt the latest 'Code of Practice on Handling the Environmental Aspects of Temporary Uses and Open Storage Sites'.
- 12.4 The Committee has approved 12 similar applications in the past five years. Although the Committee had rejected one similar application (No. A/YL-LFS/400) in 2021, this application was rejected when the site fell within Category 3 areas under the then TPB PG-No. 13F and there were adverse departmental comments. For the current application, the Site and its adjoining areas have been reclassified from Category 3 to Category 2 areas under the TPB PG-No.13G promulgated on 14.4.2023, and there are no adverse comments from concerned government departments on the application. Approval of the current application is in line with the previous decisions of the Committee.

### **13. Planning Department's Views**

- 13.1 Based on the assessments made in paragraph 12 above, the Planning Department has no objection to the application.
- 13.2 Should the Committee decide to approve the application, it is suggested that the permission shall be valid on a temporary basis for a period of three years until 27.2.2029. The following conditions of approval and advisory clauses are also suggested for Members' reference:

#### Approval Conditions

- (a) the submission of a drainage proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 27.8.2026;
- (b) in relation to (a) above, the implementation of the drainage proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Drainage Services or of the Town Planning Board by 27.11.2026;
- (c) in relation to (b) above, the implemented drainage facilities on the Site shall be maintained at all times during the planning approval period;
- (d) the submission of fire service installations proposal within **6 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board by 27.8.2026;
- (e) in relation to condition (d) above, the implementation of the fire service installations proposal within **9 months** from the date of planning approval to the satisfaction of the Director of Fire Services or of the Town Planning Board

by **27.11.2026**;

- (f) if the above planning condition (c) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice; and
- (g) if any of the above planning conditions (a), (b), (d) or (e) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice.

#### Advisory Clauses

The recommended advisory clauses are attached at **Appendix V**.

- 13.3 Alternatively, should the Committee decide to reject the application, the following reason for rejection is suggested for Members' reference:

the proposed use is not in line with the planning intention of the "REC" zone, which is primarily for recreational developments for the use of the general public. There is no strong planning justification in the submission for a departure from the planning intention, even on a temporary basis.

#### **14. Decision Sought**

- 14.1 The Committee is invited to consider the application and decide whether to grant or refuse to grant planning permission.
- 14.2 Should the Committee decide to approve the application, Members are invited to consider the approval condition(s) and advisory clause(s), if any, to be attached to the permission, and the period of which permission should be valid on a temporary basis.
- 14.3 Alternatively, should the Committee decide to reject the application, Members are invited to advise what reason(s) for rejection should be given to the applicant.

#### **15. Attachments**

<b>Appendix I</b>	Application Form with attachments received on 8.1.2026
<b>Appendix Ia</b>	SI received on 12.1.2026
<b>Appendix II</b>	Extract of TPB PG-No. 13G
<b>Appendix III</b>	Similar Applications
<b>Appendix IV</b>	Government Departments' General Comments
<b>Appendix V</b>	Recommended Advisory Clauses
<b>Appendix VI</b>	'Good Practice for Open Storage Sites' by the Fire Services Department
<b>Drawing A-1</b>	Location Plan
<b>Drawing A-2</b>	Layout Plan
<b>Drawing A-3</b>	Swept Path Analysis Plan
<b>Plan A-1</b>	Location Plan
<b>Plan A-2</b>	Site Plan
<b>Plan A-3</b>	Aerial Photo
<b>Plans A-4a and A-4b</b>	Site Photos

**PLANNING DEPARTMENT  
FEBRUARY 2026**